

FOR MORE INFORMATION

Golden State Mobilehome Owners League, Inc.
P.O. Box 876
Garden Grove, CA 92842
Hotline Home Office: (800) 888-1727

The Office of the Mobilehome Ombudsman
(800) 952-5275

Department of Housing &
Community Development
P.O. Box 31
Sacramento, CA 95812-0031

California Department of Housing
and Community Development
1800 Third Street
Sacramento, CA 95814
(916) 445-4782

California Housing Finance Agency
(916) 322-3991

State Fair Employment and
Housing Discrimination Line
(800) 233-3212

U.S. Department of Housing and Urban
Development's Discrimination Line
(800) 669-9777

California Mobilehome Resource
and Action Association
P.O. Box 7468
San Jose, CA 95150-7468
(408) 244-8134

Senate Select Committee on Mobile
and Manufactured Homes
1020 N Street, Room 520
Sacramento, CA 95814
(916) 651-1517

WHAT EVERY MOBILEHOME OWNER SHOULD KNOW

Mobilehome owners are afforded certain rights and protections by the California Mobilehome Residency Law, which was enacted in 1978 and has been amended several times since. The law is basically a set of rules by which park owners and park residents should operate. The state does not enforce this law; it is up to the parties in question to enforce the law in the courts.

The California Department of Housing and Community Development's Mobilehome Ombudsman can assist you with complaints relating to mobilehome registration and titling, mobilehome and mobilehome park inspections (health and safety issues), mobilehome installation (foundation and earthquake bracing issues), and problems relating to mobilehome dealers.

Many mobilehome owners, faced with spiraling rents or the threat of their park being closed or converted to other uses, are considering purchasing their park – changing it from a rental mobilehome park to one that is owned by the residents.

Local governments, particularly those with mobilehome rent control ordinances, may be of assistance with some mobilehome park issues. mobilehome owners should check the city or county government section of their telephone directory for the phone number of their local housing department, authority or commission.

This brochure will answer many questions commonly asked by mobilehome owners.

KNOW YOUR RIGHTS

Compliments of
**Assemblyman
Rick Keene**



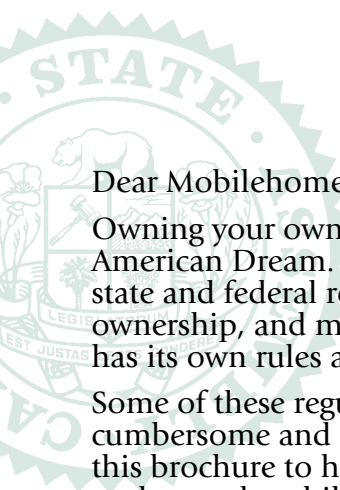
District Office
1550 Humboldt Road, Ste 4
Chico, CA 95928
(530) 895-4217 Tel.
(530) 895-4219 Fax

Capitol Office
P.O. Box 942849
Sacramento, CA 94249-0003
(916) 319-2003 Tel.
(916) 319-2103 Fax

Web
www.assembly.ca.gov/keene

E-mail
assemblymember.keene@assembly.ca.gov

*Information for
Mobilehome Residents*



Dear Mobilehome Owner:

Owning your own home is part of the American Dream. There are many state and federal regulations on home ownership, and mobilehome ownership has its own rules and regulations.

Some of these regulations are cumbersome and confusing. I prepared this brochure to help you better understand mobilehome residency laws, and your rights.

I have included contact information for government offices and organizations that may address other issues and problems which affect residents and park management.

For additional copies of this brochure or for more information, please contact my district office at (530) 895-4217.

Sincerely,

Rick Keene
3rd Assembly District

DO I NEED A RENTAL AGREEMENT?

The park management **must** give you (the mobilehome owner living in the park) a written rental agreement which stipulates, 1) The amount of rent and term of tenancy; 2) The park's rules and regulations; 3) The fees, if any, that you are charged for park improvements and service. A copy of the Mobilehome Residency Law must be given to you along with the rental agreement.

CAN PARK MANAGEMENT RAISE MY RENT?

It depends. If you live in one of the more than 80 jurisdictions in California with a mobilehome park rent control ordinance, and your rental agreement is 12 months or less in duration, your park management may increase your rent only in accordance with the provisions of the local ordinance.

For most mobilehome parks, there are no controls on rent increases. Park management must, however, give you written notice of any increase in your rent at least 90 days before the increase occurs.

CAN MANAGEMENT CHARGE ME EXTRA FEES FOR SERVICES?

The park management *may* collect a reasonable fee for services provided *if* the fees are listed in your rental agreement or if you have been given at least 90 days' written notice of a new charge.

Management **cannot** charge a fee for:

- ◆ Each member of your immediate family;
- ◆ Enforcing the park rules and regulations;

- ◆ Guests who stay fewer than 20 consecutive days or a total of 30 days in a calendar year (these guests do not have to register with the management);
- ◆ Pets, unless the park provides special facilities or services for them. If management establishes a new rule prohibiting pets on the park premises, it shall not apply to residents who currently have pets;
- ◆ Entry, installation, utility hookup, or landscaping as a condition of your stay in the park, although reasonable landscaping and maintenance requirements may be included in the park rules and regulations.

CAN MANAGEMENT EVICT ME FROM THE PARK?

The management may make you move from the park for any of the six reasons outlined below; however, even if one or more of these situations occur and the management wants to terminate the tenancy, they must give you at least a 60-day written notice to move before they commence legal action. This is your legal right even if the lease you signed states otherwise.

The management may make you move out if:

- ◆ You have received a notice from a government agency that you are violating a local ordinance or state law, and you haven't complied within a reasonable amount of time;
- ◆ Your conduct substantially annoys the other tenants in the park;
- ◆ You don't pay the rent, utilities or reasonable service charges within five days of the due date. If you're late, you will be notified that you have

three days to pay or vacate the tenancy. Full payment within that three days puts you back in good standing;

- ◆ Your mobilehome park is going to be converted to other uses;
- ◆ You don't comply with reasonable rules and regulations of the park. Management must give at least one written notice that a rule has been violated. You then have seven days to adhere to the rule before the management can issue a termination notice;
- ◆ Your mobilehome park is condemned.

WHAT IF MY MOBILEHOME PARK IS CONVERTED TO OTHER USES?

Where no local permits are required to convert the land to another use, management must give you at least 12 months' notice in writing that the park is being converted. If all permits have been obtained from the local agency, then 6 months' notice is required. Park management also must give residents at least 15 days' written notice before requesting such permits. And, they must give you the 60-day termination notice before the proposed change actually occurs. Additionally, management must give written notice of any planned conversion to prospective tenants before they move in.